



APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	Alvin Johnson	Burdette Enterprises Inc
*Title:	Director, Entitlements & Due Dilligance, Levi Grantham	
*Address:	572 Savannah Highway, Charleston	1598 Edwards Rd, Woodruff, SC 29388
*State:	SC	
*Zip:	29407	
*Phone:	843-573-9635 ext 5127	
*Email:	alvin.johnson@levigrantham.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M013020100100

*TOTAL ACREAGE 31.9

*COUNCIL DISTRICT District 24

*CURRENT ZONING DESIGNATION (County) R-S

*PROPOSED ZONING DESIGNATION (City) RM-1

*DEED RESTRICTIONS N/A

*FRONTAGE ON PUBLIC ROAD (feet) 1740

*WATER DISTRICT Greenville Water

*SEWER DISTRICT Metropolitan Sewer Sub District

*FIRE DISTRICT Belmont Fire District

*SANIATION DISTRICT Greater Greenville Sanitation Commission

*OVERLAY DISTRICT/SPECIAL EMPHASIS NEIGHBORHOOD N/A

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Economic Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Submit an electronic copy of the **draft plat** signed by a registered surveyor **and legal description** (see requirements below) **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The draft plat can be sent to jhamlett@greenvillesc.gov.
3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
4. If the application is to annex a portion of a property as otherwise described by deed, a survey of the parcel reflecting the requested annexation by courses and distances must be included in the submittal package.
5. All applications and fees (made payable to the City of Greenville) for Annexation must be received by the planning and development office **no later than 2:00 pm** of the date reflected on the attached schedule.

A. Annexation

\$550.00 – *public hearing required*

6. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
7. Please refer to ***Sections 19-1.9, Annexations*** for additional information.
8. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property **at least 15 days (but no more than 18 days) prior** to the scheduled planning commission hearing date.

Annexation applications also require a neighborhood meeting, which is to be held **at least eight (8) days prior** to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

***APPLICANT SIGNATURE**

 President

9. **Please verify that all required information is reflected on the application, and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Signature]
12/7/21

*APPLICANT SIGNATURE

DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	<i>[Signature]</i>
Date	12/7/21

APPLICATION REQUIREMENTS CHECKLIST

- ☒ **Draft plat** signed by a registered surveyor **and legal description** (see requirements below) submitted **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The draft plat can be sent to jhamlett@greenvillesc.gov.
 - o A **draft plat** of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
 - Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
 - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
 - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
 - Acreage of Real Property, right-of-ways, and total acreage in a table format.
 - Easements
 - Private roads and drives (clearly marked as such)
 - Tax map numbers and owners for all lots to be annexed and adjacent lots
 - o A **legal description** including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.
- ☒ **A completed application form.**
- ☒ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.
- ☒ **A letter of intent** (reason for annexation).
 - ☐ The **fee** for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).
 - ☐ **Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor** must be provided with all requested revisions with the application submittal.

ANNEXATION PLAT REQUIREMENTS

1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "I" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and

(Project Site Name, if known).

4. A location map shall be shown in the upper right hand side of the drawing that shows the location of the proposed annexation and the surrounding streets.
5. Drawing shall show the dates of the survey, scale in feet, and stamped by the engineer or surveyor with registration number.
6. The "Existing City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line". This line shall be noted on the drawing as "New City Limit Line".
7. The "New City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line." This line shall be noted as "New City Limit Line".
8. The proposed annexation shall be contiguous to the "Existing City Limit Line".
9. When directed by City staff, you may be required to include/capture adjacent street Right-of-Way as part of the annexation. When you are required to annex certain street right-of-ways that are adjacent to or contained within the proposed annexation, these areas, in square feet and acres, shall be noted on the drawing within these boundaries.
10. The area, in square feet and acres, of the real property that is to be annexed shall be noted on the drawing within these boundaries.
11. The Tax Parcels contained within the boundary of the proposed annexation shall be shown and their Tax Parcel ID numbers noted on the drawing. Also, all adjacent parcels shall be shown and labeled with their Tax Parcel ID.
12. The bearings and distances around the outer boundary of the proposed annexation shall be shown on the drawing. The linear dimensions shall be expressed in feet and decimals of a foot. All angular measurements shall be expressed in bearings to the nearest minute. Curves, that have been surveyed, shall be defined on the drawing by a radius, central angle, tangent, arc and chord bearings and chord distances. Areas of the annexation that have not been surveyed, such as adjacent street right-of-way, may be noted as "more or less" or "+-". The "total area" of the annexation will consist of the area of real property and any street right-of-way contained in the annexation. These areas shall be noted in a "text box" on the drawing titled "Area of Annexation". The area of real property shall be noted and the area of any street right-of-ways shall be noted and then the "total area" noted.
13. Do not "traverse" the "New City Limit Line" along the center of a street.
14. A Legal Description of the annexation shall be written that traverses the outer boundary of the annexation. The "POB" (Point of Beginning) shall be noted on the drawing. When preparing the Legal Description, note any time that the traverse goes "along the Existing City Limit Line".
15. If the annexation contains any existing structures, the present street address for these structures shall be noted within the corresponding parcel/structure.
16. The proposed annexation will be reviewed by City Staff and any corrections that are needed to the annexation plat will be noted and relayed to the Engineer, Surveyor, and/or owner,

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

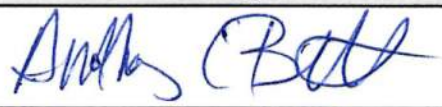


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as Intersection of Conestee Rd and Conestee Lake Rd and consisting of approximately 31.9 acres 1 Conestee Rd (street number). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Burdette Enterprises Inc	M013020100100		12/7/21

[illegible]

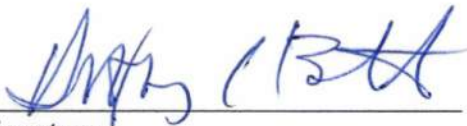


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Anthony C Burdette, have this seventh day of December, 2021,
certified my signature previously given and dated for the annexation into the City of Greenville of
one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as
previously given and dated. The parcel tax map number(s) is(are) as follows:

M013020100100



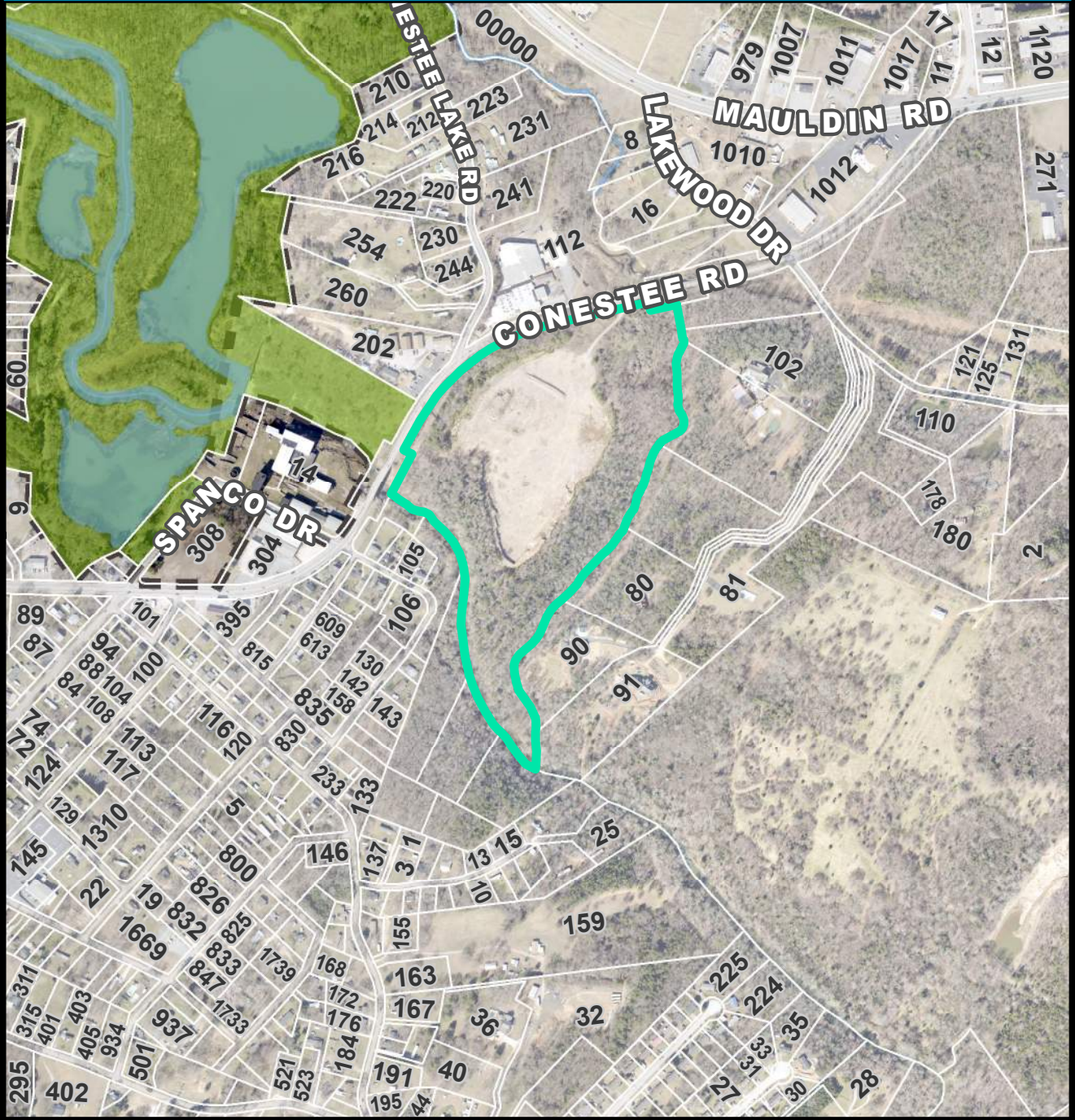
Signature

Anthony C. Burdette

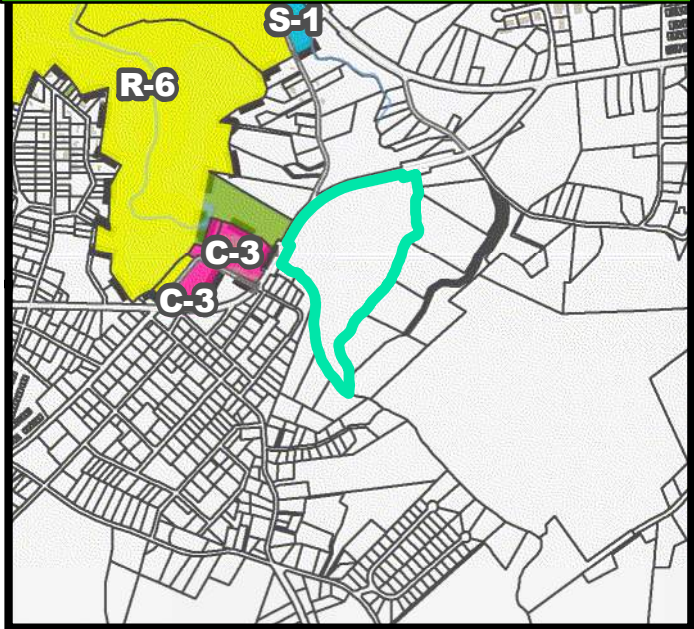
Please Print Name

AX-2-2022 • CONESTEE ROAD AND CONESTEE LAKE ROAD

AERIAL VIEW



CURRENT ZONING

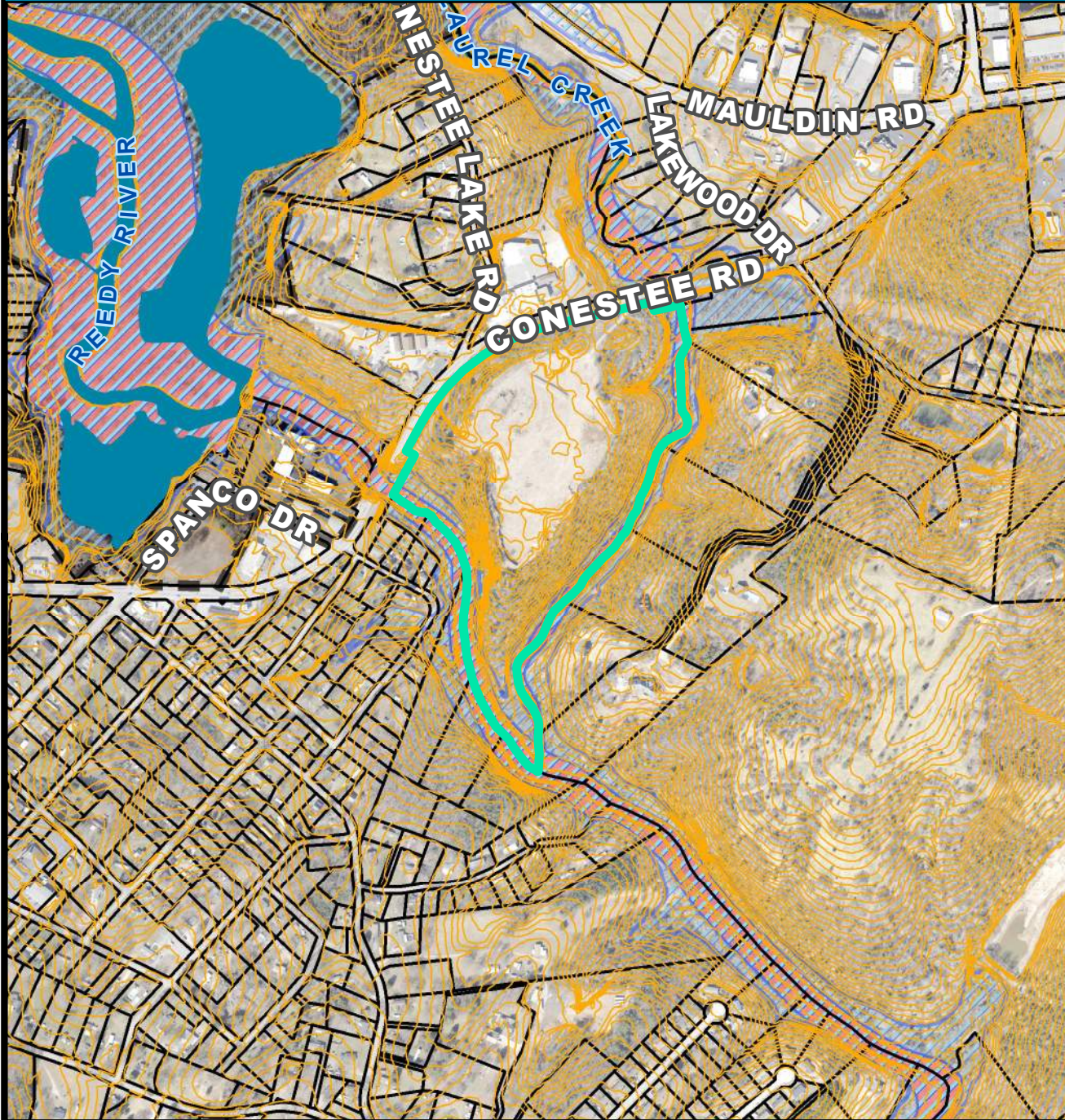


FUTURE LAND USE

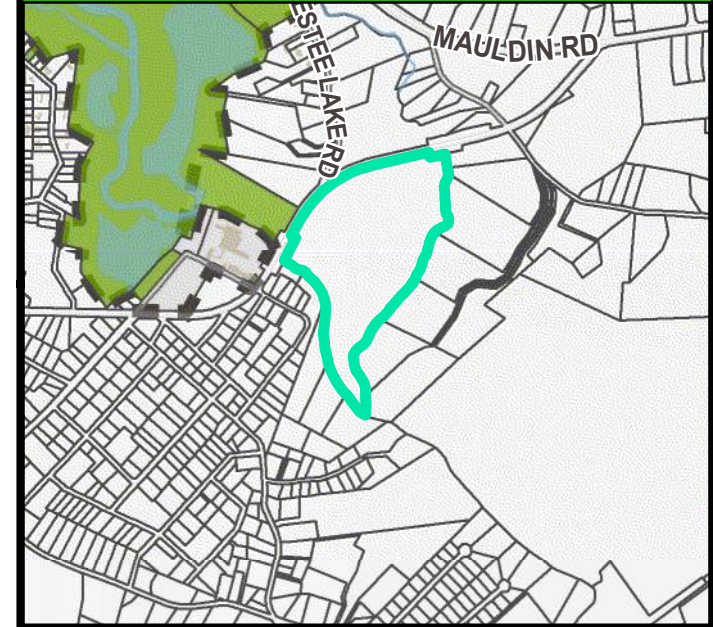


AX-2-2022 • CONESTEE ROAD AND CONESTEE LAKE ROAD

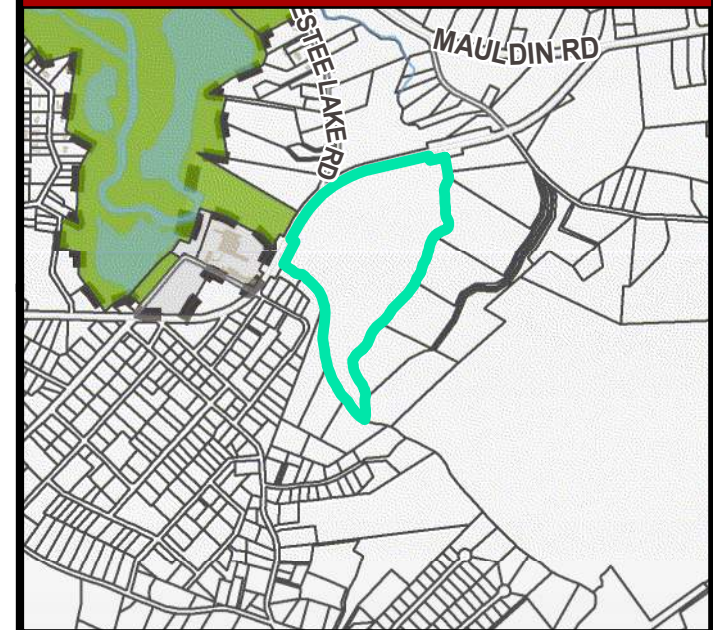
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS







Letter of Intent for Annexation

TO: City of Greenville

FROM: Seamon Whiteside And Associates

DATE: 11.22.2021

RE: TMS# M013020100100 Annexation into City of Greenville

CC: Levi Grantham

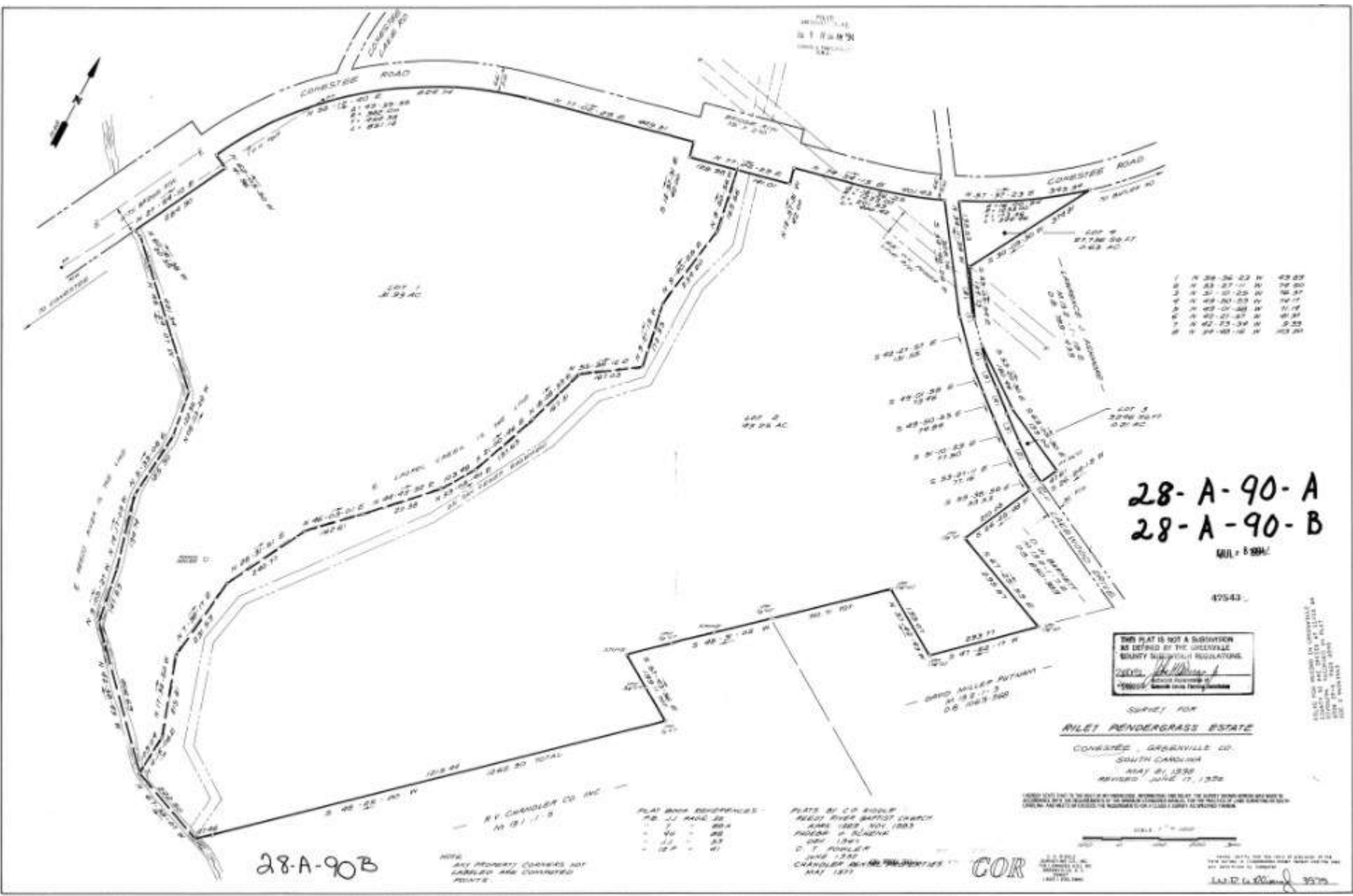
We are seeking annexation into the City of Greenville for TMS# M01302010010, currently zoned R-S in Greenville Couty. The proposed uses for the property are Single Family Residential Attached and Single Family Residential Detached. We plan to put +/- 120 single family lots on the 31.9 acre site. Annexation into the city of Greenville will provide us with the support and flexibility needed to develop the site in an efficient way, due to the opportunity to use the cluster subdivision oridnance.

The site contains an abundance of natural features, including significant frontage on the Reedy River and Laurel Creek. There are wooded areas, flood zones and steep slopes adjacent to these natural features. We desire to conserve these valuable natural areas undisturbed and cluster single family development on the previously cleared central portion on the site adjacent to Conestee Rd. This requires a denser zoning and smaller, more flexible lot size than the existing county zoning of R-S allows.

We are looking for a density of approximately four units/acre. We chose to seek an annexation into the city and the RM-1 zoning because it allows us to achieve the density and smaller lot size we desire, while conserving the natural resources of the property. R-M1 will allow us to mix attached single family and detached single family uses to create a relatively dense single-family community, surrounded by, and with access to, the preserved natural areas on the site. Greenspace, and recreational access to it, is a priority for the development and there will be several park areas and walking trails included in the development. The incorporation of alleys and rear-loaded units will help the development feel less vehicle centered, by hiding garages behind the houses and prioritizing pedestrian circulation along the main streets.

We believe an R-M1 zoning in the City of Greenville will allow us to provide a thoughtful and high quality single-family community for the City of Greenville.

Thank you for your consideration.



28-A-90-A
28-A-90-B
MIL. 8.89A
47543

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE SUBDIVISION
ACT, CHAPTER 10, SECTION 10-101,
OF THE PUBLIC LAWS OF THE STATE OF
SOUTH CAROLINA, AS AMENDED.

SURVEY FOR
RILEY PENDERGRASS ESTATE
CONESTEE, GREENVILLE CO.,
SOUTH CAROLINA
MAY 21, 1930
REVISED JUNE 17, 1930

BEFORE ME, the undersigned authority, on this day personally appeared RILEY PENDERGRASS, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SCALE 1" = 100'

COR

FILED FOR RECORD IN THE
CLERK'S OFFICE OF THE
COUNTY OF GREENVILLE,
SOUTH CAROLINA, ON
JUNE 17, 1930, AT 10:00 AM.
J. L. B. 3575

LOCAL FIRM RECORD IN GREENVILLE
COUNTY, SOUTH CAROLINA, ON
JUNE 17, 1930, AT 10:00 AM.
J. L. B. 3575

PLAT BOOK REFERENCES -
P.B. JJ PAGE 28
- 1 - 80A
- 40 - 80
- 11 - 83
- 12 - 41

PLAT BY C. D. BODLE
REEDY RIVER BAPTIST CHURCH
JUNE 1929, 1931, 1933
PROSP. P. BLANK
207 1941
D. T. POWELL
JUNE 1930
CHANDLER & CO. INC.
MAY 1931

NOTE:
ANY PROPERTY OWNERS NOT
CARRIED ARE CONSIDERED
RELEASED.

Property Description

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 1, containing 31.93 acres, more or less, as shown on plat prepared for Riley Pendergrass Estate by C. O. Riddle Surveying Co., Inc. dated May 24, 1992 and revised June 17, 1992 and recorded in the ROD Office for Greenville County, SC in Plat Book 28-A, Page 90-A & 90-B. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

This being the same property conveyed to Burdette Construction, Incorporated by deed of Burdette Enterprises Inc. of South Carolina dated April 12, 2012 and recorded in the ROD Office for Greenville County, SC. in Deed Book 2404, Page 1339 on April 17, 2012.

Property Description for Right-of-Way

To include the 3.211 acres of Conestee Road right-of-way as shown within the associated Annexation Map exhibit.

Austin Rutherford

From: Paul Talbert <PTalbert@seamonwhiteside.com>
Sent: Friday, December 3, 2021 8:33 AM
To: Austin Rutherford; 'bedward640@gmail.com'; 'dtaylor@ahold.com'; 'tom@shaunandshari.com'; 'j_rousey@bellsouth.net'; 'garth@commandready.com'; 'lavish0332@gmail.com'
Cc: Caroline Donaldson; 'Alvin Johnson'
Subject: Presentation - Conestee THs
Attachments: Neighborhood Meeting Presentation draft.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,
Please refer to the attached presentation from last night.

Attendees were as follows:

The development team – Alvin Johnson, Jay Harvey, Caroline Donaldson, Paul Talbert

Nellie Ruth Melvin – Conestee Lake Rd

Joe Tringale – Lakewood Dr

Dave Taylor – 3rd Ave

Brenda Edward – Mauldin Rd

Tony Burdette – N/A

Frank Case – N/A

Tom Grindstaff – N/A

James Rousey – N/A

Garth Massey – N/A

La Verne Davis – N/A

Alex ? – N/A



Paul Talbert, PE
Civil Engineering Team Lead
P: (864) 298-0534 x 506
C: (904) 885-0188
PTalbert@SeamonWhiteside.com
www.seamonwhiteside.com

CONESTEE ROAD RESIDENTIAL

Proposed Single Family Development Project
Levi Grantham Land Group



PROJECT TEAM INTRODUCTION

Developer | **Levi Grantham Land Group**

- Alvin Johnson - Director, Entitlements & Due Diligence
- Jay Harvey - Director, Land development



Land Planning and Engineering | **SeamonWhiteside**

- Paul Talbert - Civil Engineering Project Lead
- Caroline Donaldson - Land Planning Project Lead



PROJECT OVERVIEW

Annexation into the City of Greenville:

- Currently, the project is submitted for annexation from Greenville County into City of Greenville
- Existing Zoning is R-S, proposed zoning is RM-1

Proposed Major Subdivision:

- Proposed Subdivision of +/- 112 Units
- Mix of attached and detached, front and rear loaded
- Emphasis on Open space and natural resources of the site





LOCATION

Conestee Rd, Greenville, SC
Map Number: M013020100100

SITE

M013020100100

CITY OF
GREENVILLE
SR 427

CITY OF
MAULDIN

CITY OF
MAULDIN
MAULDIN
M013010100500

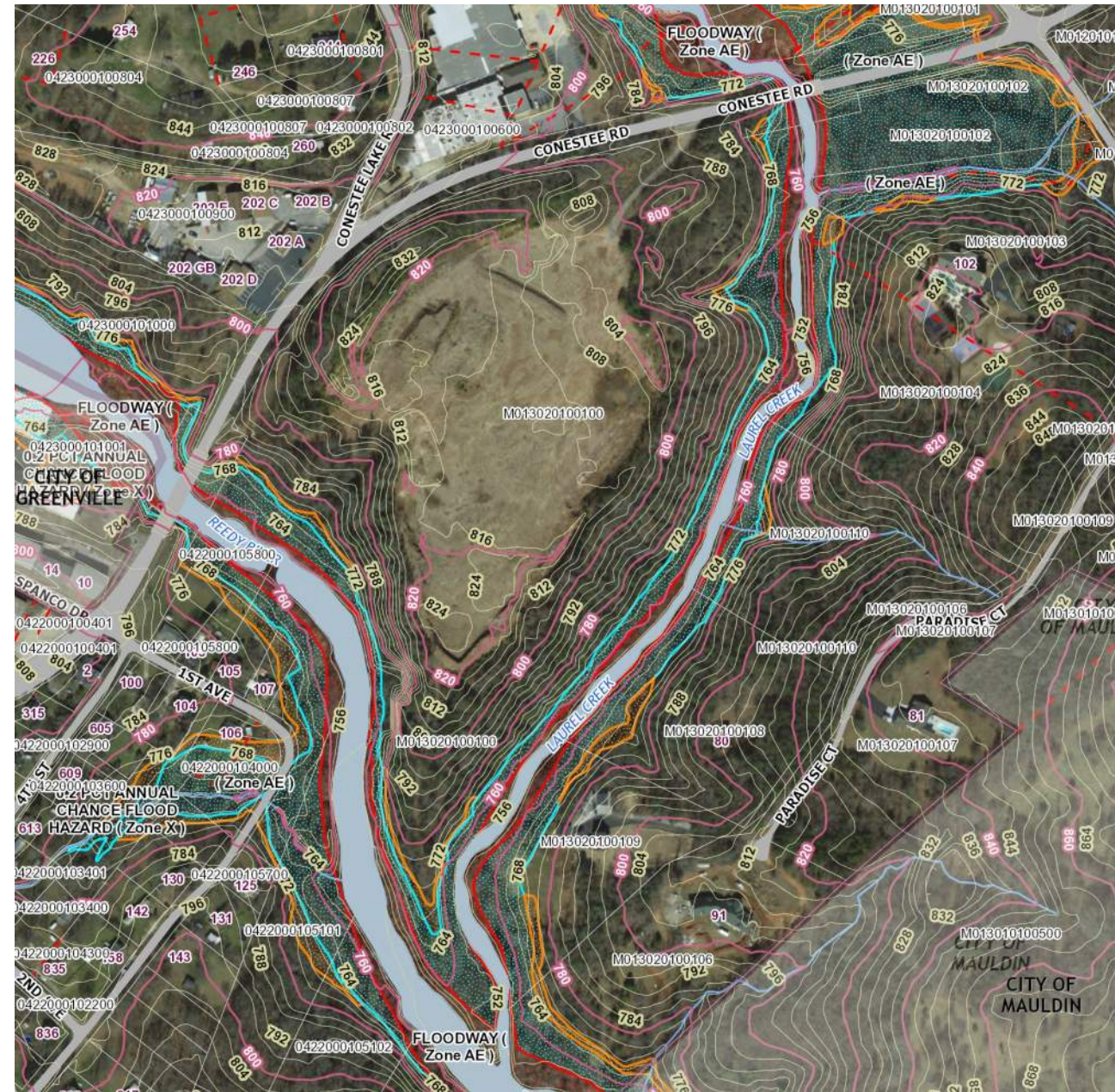
EXISTING SITE

Site Data:

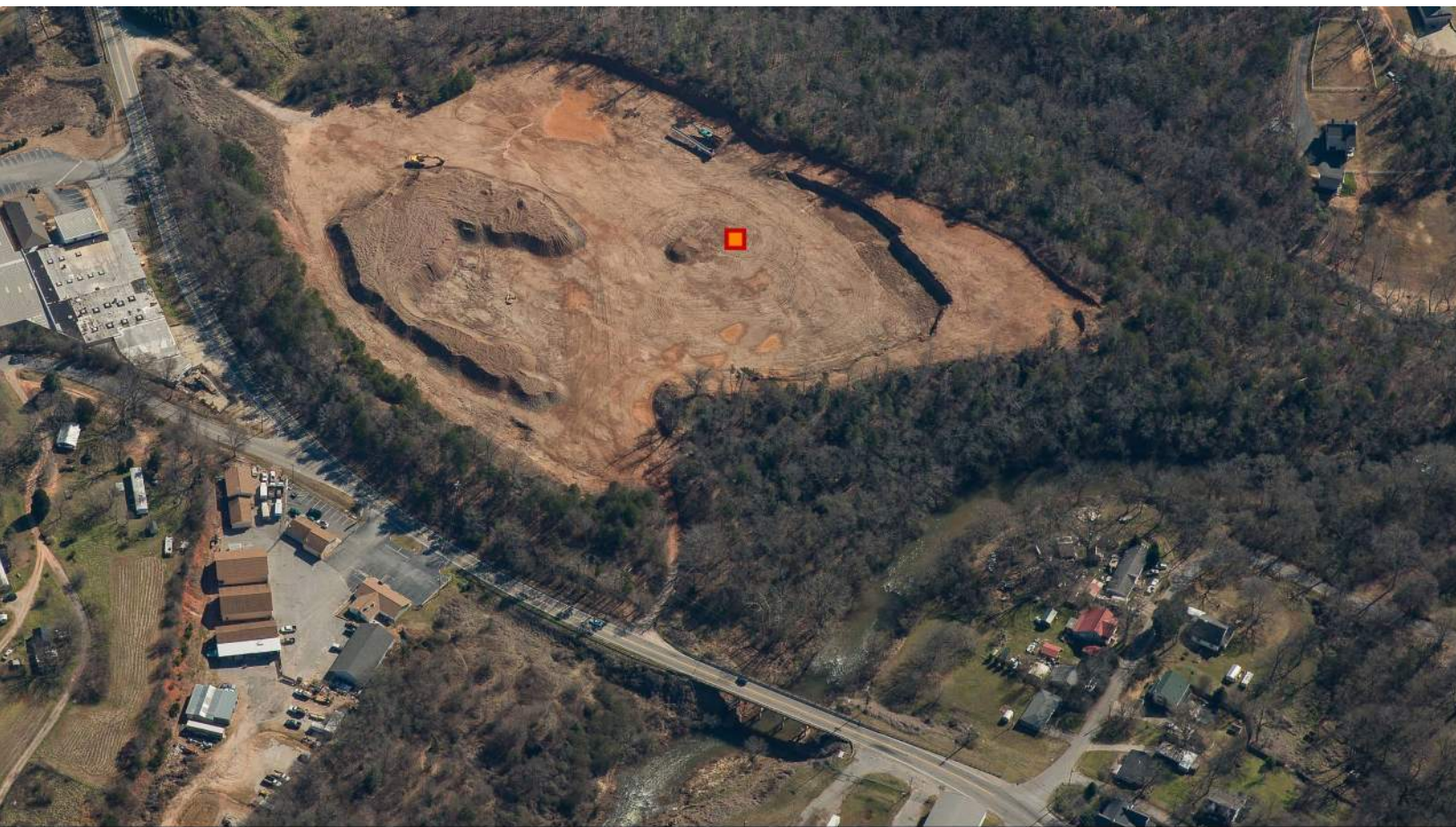
- Zoned R-S in Greenville County
- +/- 32 acres
- Frontage on Conestee Rd

Site Features:

- Bordered by Reedy River and Laurel Creek
- Significant Topography adjacent to Creeks
- Cleared and mass graded by previous owner



EXISTING SITE IMAGERY



ANNEXATION

Goal:

- Annex Property into City of Greenville
- Proposed Zoning: RM-1

Why?

- City of Greenville allows cluster development, allowing preservation of natural resources and clustering of houses.



PROPOSED SUBDIVISION

Goal:

- Get subdivision approval from City of Greenville following annexation.
- Mix of attached and detached units and front and rear loaded lots
- +/- 50% of site preserved as open space
- Recreational access to natural resources is a priority

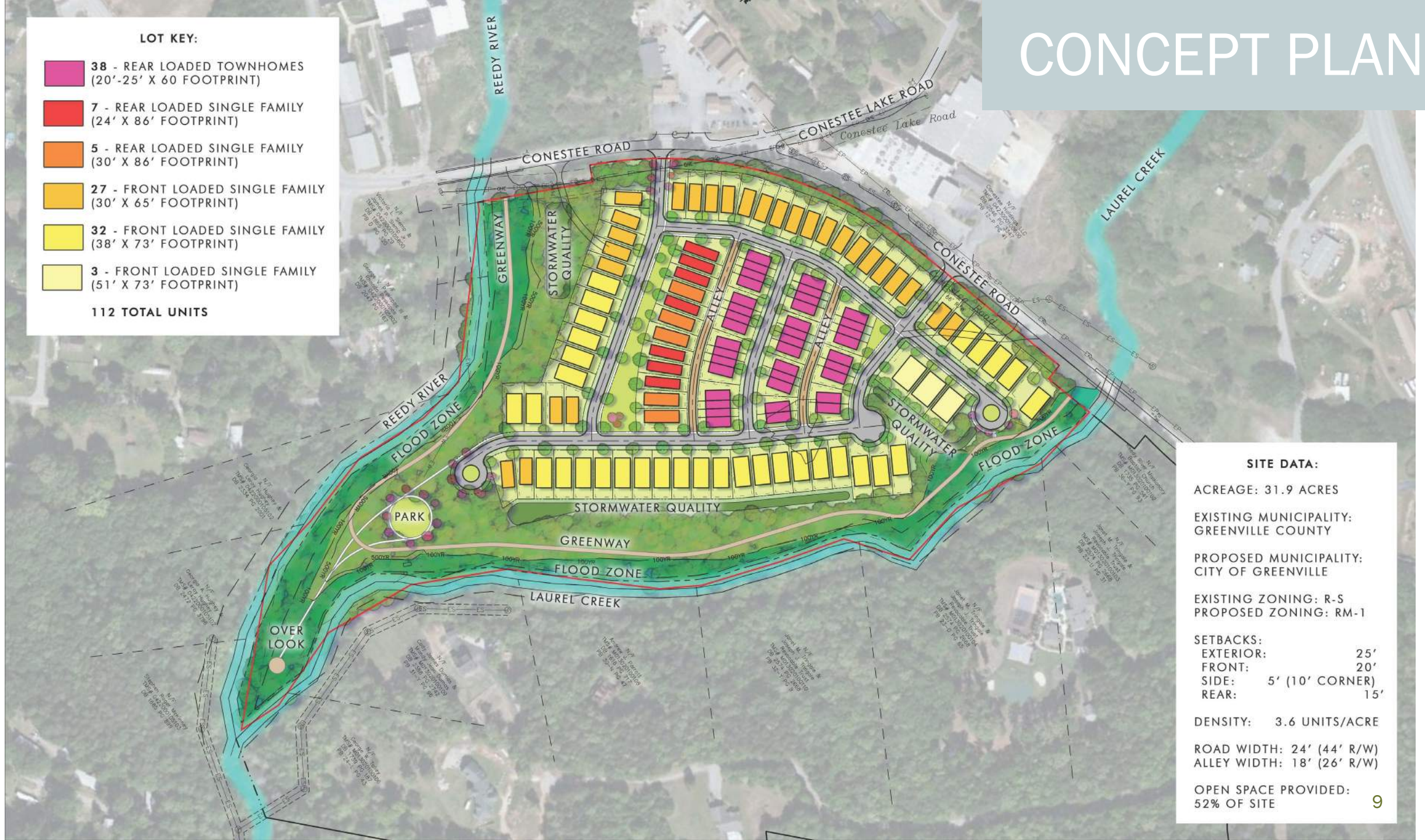


CONCEPT PLAN

LOT KEY:

- 38** - REAR LOADED TOWNHOMES
(20'-25' X 60' FOOTPRINT)
- 7** - REAR LOADED SINGLE FAMILY
(24' X 86' FOOTPRINT)
- 5** - REAR LOADED SINGLE FAMILY
(30' X 86' FOOTPRINT)
- 27** - FRONT LOADED SINGLE FAMILY
(30' X 65' FOOTPRINT)
- 32** - FRONT LOADED SINGLE FAMILY
(38' X 73' FOOTPRINT)
- 3** - FRONT LOADED SINGLE FAMILY
(51' X 73' FOOTPRINT)

112 TOTAL UNITS



SITE DATA:

ACREAGE: 31.9 ACRES

EXISTING MUNICIPALITY:
GREENVILLE COUNTY

PROPOSED MUNICIPALITY:
CITY OF GREENVILLE

EXISTING ZONING: R-S
PROPOSED ZONING: RM-1

SETBACKS:
EXTERIOR: 25'
FRONT: 20'
SIDE: 5' (10' CORNER)
REAR: 15'

DENSITY: 3.6 UNITS/ACRE

ROAD WIDTH: 24' (44' R/W)
ALLEY WIDTH: 18' (26' R/W)

OPEN SPACE PROVIDED:
52% OF SITE

INSPIRATION IMAGERY



THANK YOU
Questions?

